

Zoning Report

Site Information

Address	DENNISON AV
Mailing Address	4374 KENDALE RD COLUMBUS OH 43220-4144
Owner	REYAZI REZA HOSTETLER ELAINE
Parcel Number	010023067
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z73-168, Multi-family, ARLD, 1/9/1974, H-35
Historic District	Victorian Village
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

THE CITY OF
COLUMBUS

ADMINISTRATIVE SERVICES

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-011 Date Received: 6 FEB. 2017

Application Accepted by: [Signature] Fee: \$ 320

Commission/Civic: V.C. Village

Existing Zoning: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

To build 3 condominium town homes in Victorian Village

The list of variances is attached

LOCATIONCertified Address: 149 W. 2nd Ave. City: Columbus Zip: 43201Parcel Number (only one required): 010-023067**APPLICANT** (If different from Owner):

Applicant Name: Reza Regazi Phone Number: 614 746 0628 Ext.: _____

Address: 4374 Kendale Rd City/State: Columbus OH Zip: 43220

Email Address: rregazi@yahoo.com Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Reza Regazi Phone Number: _____ Ext.: _____

Address: Same City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS Reza Reyazi
4374 Kendale Rd Columbus OH 43220

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 149 W. 2nd Ave

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Reza Reyazi Elaine Hostetler
4374 Kendale Rd
Columbus OH 43220

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Victorian Village Commission
Cristin Moody

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME (6a) PROPERTY ADDRESS (6b) PROPERTY OWNER MAILING ADDRESS

See attached

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 16th day of February, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here

MELISSA RAY
Notary Public, State of Ohio
My Commission Expires 2/1/18

PLEASE NOTE: Incomplete information will result in the rejection of this application.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

SND PARTNERS LLC
500 STONEHENGE PKWY 2ND FL
DUBLIN OH 43017

NORMAN JONATHAN M
275 BRISTOL WAY
WORTHINGTON OH 43085-3272

JOAN A STACK
967 DENNISON AVE
COLUMBUS OH 43201-3416

WINDISCH CAROLYN
CHRISTINE M
418 WESTWOOD AVE
WADSWORTH OH 44281-1062

REEVES KEVIN W
7674 CLOISTER DR
COLUMBUS OH 43235

GOLDBERG DANIEL B
2323 BROOKWOOD RD
COLUMBUS OH 43209-2810

WILLIAMSON JAYME
RYBOLT KAREN
146 PRICE AVE
COLUMBUS OH 43201-5406

BRAY ERICK R
BRAY JACOB E
134 PRICE AVE
COLUMBUS OH 43201-5406

LUSK RUSSELL
Shirley Lusk
2584 VERNAL DR
GROVE CITY OH 43123

LYKENS NICOLE K
LYKENS KEVIN L
1020 DENNISON AVE STE 102
COLUMBUS OH 43201-3497

STEPHEN C SNYDER
PO BOX 8222
COLUMBUS OH 43201-0222

ALLISON JOHN J II
963 DENNISON AVE
COLUMBUS OH 43201-3416

LANCE E YOUNG
BEN R WALTERS
969 DENNISON AVE
COLUMBUS OH 43201-3416

SHARMA RANDHIR
975 DENNISON AVE
COLUMBUS OH 43201

BROWN RUTH C TR
140 PRICE AVE
COLUMBUS OH 43201

KIM PIL HO
LEE YOONKYUNG
138 PRICE AVE
COLUMBUS OH 43201

HARRIGAL KELLY E
136 PRICE AVE
COLUMBUS OH 43201

KEMME JACK W TR
KEMME DIANE D TR
2315 EDINGTON RD
COLUMBUS OH 43221

REYAZI REZA
HOSTETLER ELAINE
4374 KENDALE RD
COLUMBUS OH 43220-4144

DEPOMPEI MICHELLE
138 W SECOND AVE
COLUMBUS OH 43201

NORMAN JONATHAN M
961 DENNISON AVE
COLUMBUS OH 43201-3416

DANIEL JEANNE
965 DENNISON AVE
COLUMBUS OH 43201-3416

WEBER MARKIE S
5455 MARGINAL RD APT 409
CLEVELAND OH 44114

SURMAN SEAN T
142 PRICE AVE
COLUMBUS OH 43201

WILLIAMSON JAYME
RYBOLT KAREN
146 PRICE AVE
COLUMBUS OH 43201-5406

BROWN RUTH C TR
140 PRICE AVE
COLUMBUS OH 43201

FERGUSON SHARON A TR
132 PRICE AVE
COLUMBUS OH 43201

125 WEST SECOND AVE LLC
10 E 17TH AVE
COLUMBUS OH 43201-1568

CITY OF COLUMBUS
REAL ESTATE MANAGEMENT
90 W BROAD ST RM 425
COLUMBUS OH 43215-9000

VANFOSSEN RYAN D
HOLLOWAY CATHERINE A
134 WEST SECOND AVE
COLUMBUS OH 43201

STAPLES

IHRIG SCOTT
MORRISON SHANNON R
122 W 2ND AVE
COLUMBUS OH 43201-5412

YOUNG LANCE E
BEN R WALTERS
969 DENNISON AVE
COLUMBUS OH 43201-3416

Lykens Companies
1020 Dennison Ave. Suite 102
Columbus OH 43201

Lin Alan Gecon
971 Dennison Ave.
Columbus OH 43201

WOOD MARK C
WOOD STEPHANIE F
130-132 W SECOND AVE
COLUMBUS OH 43201

Gilmer Properties LLC
4047 Prince George LN
New Albany OH 43054

Forray Ryan A TR
142 Price Ave.
Columbus OH 43201

Eslinger James
Mary Stewart
250 Daniel Burnham SQ 505
Columbus OH 43215

HERRING W DAVID
HERRING LINDA S
128 W 2ND AVE
COLUMBUS OH 43201

LUSK RUSSELL
Shirley Lusk
135 W 2nd Ave.
Columbus OH 43201

ALLISON JOHN J II
165 E Livingston Ave.
COLUMBUS OH 43215

VICTORIAN VILLAGE COMMISSION
C/O JAMES GOODMAN
50 WEST GAY ST.
COLUMBUS OH 43215

149 WEST SECOND AVENUE

BZA17-011

STAPLES

STAPLES

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
 Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT IN SUPPORT

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

See attached

Signature of Applicant



Date

2/6/17

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Statement of hardship 149 w second

The special circumstances of this case is that sections 3332 and 3332 (Apartment Districts) were written for greenfield developments that contemplated a large number of units rather than infill type development on already established lots, the dimensions of which were already platted with houses that didn't meet these requirements when this code was adopted. The proposed four unit development will reflect the housing types and styles consistent with the Victorian Village neighborhood that it is located in. The special circumstances are not the result of the actions of the applicant but rather it is the function of applying a code written for a large green-field development and complying with the standards of an architectural district. The granting of the variances are necessary in order to sell the dwelling units to future purchasers. The granting of the variance will not be harmful to abutting property owners nor will it be contrary to public interest nor the zoning code.

Variance Application

149 West Second Avenue, Corner Lot

ARLD; proposed 4-family

- 3332.15 R-4 Area standards require 1,500 square feet per dwelling, for a total of 6,000 square feet; whereas the applicant proposed 949.3 square feet per dwelling.
- Section 3332.05, Area district lot width requirements, requires a minimum lot width of fifty (50) feet in the R-4, Residential District, while the applicant proposes to build on a lot 37.47 feet wide.
- Lot Coverage: 3333.15(C), 50% max; 58.6% is proposed
- Total Side Yards 3333.22: Total side yards are required to add up to a minimum of 20% of the lot width, equaling to 7.5 feet; the applicant is proposing 7.4 feet.
- Minimum Side Yards 3333.23(a): requires a minimum of a 5-foot side yard, whereas the applicant is proposing a minimum of 3 feet.
- Building Line on Corner Lots; Exceptions: 3333.19(a)(2), requires a minimum building line from Dennison Avenue of 5.6 feet; whereas applicant proposes 4.4 feet.
- Clear Vision Triangle: 3321.05(B)(2), corner at W 2nd and Dennison requires 30-foot vision triangle. Applicant proposes a 40' by 8' vision triangle, as City staff has determined appropriate.
- 3333.25, Side or rear yard obstruction, requires the area in the side or rear yard to be open from the finished grade to the sky, while the applicant proposes to maintain pavement for parking in the rear yard.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/19/16



Disclaimer

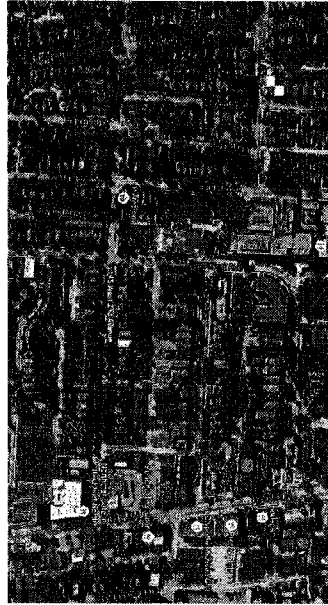
Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

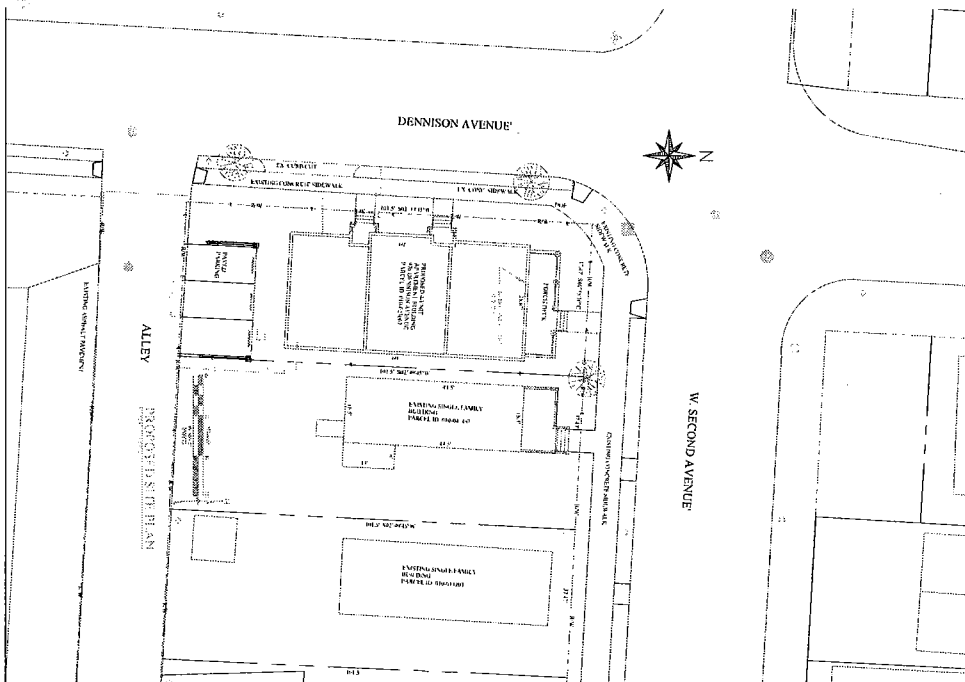
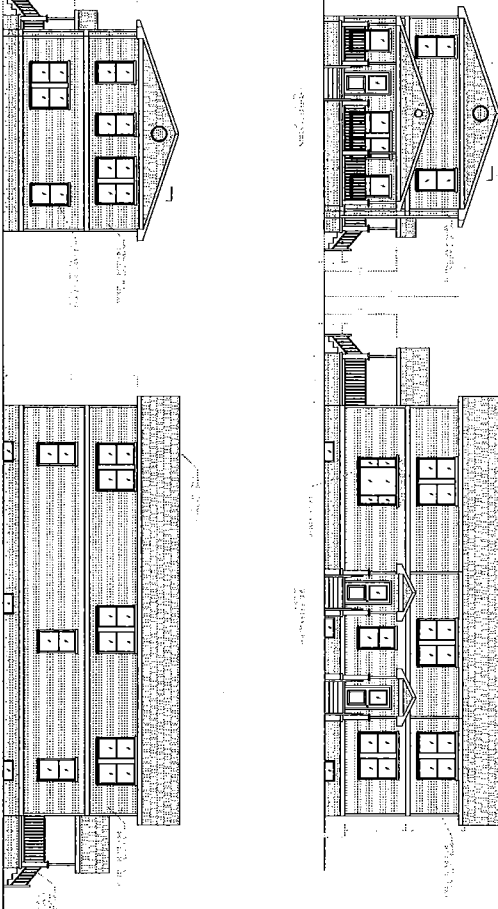
Real Estate / GIS Department

**NEW FOUR-UNIT RESIDENTIAL
 BUILDING AT
 SECOND AVE & DENNISON AVE**

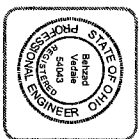


LOCATION MAP

- LEGEND**
- R.W. RIGHT-OF-WAY
 - PROPERTY LINE
 - STREET CENTER LINE
 - EX. WATERLINE
 - EX. SEWER & STN LINE
 - EXISTING SEWER M.I.
 - EXISTING STORM SEWER
 - EXISTING POLE LIGHT SYSTEM
 - EXISTING FIRE HYDRANT
 - EXISTING POWER SYSTEM
 - EXISTING TREE
 - PEAVIOS CONCRETE
 - GRASS AREA
 - VISION TRIANGLE



SCALE 1/4" = 1'-0" DATE 05/22/16 SHEET NO. 1	PROJECT NAME NEW RESIDENTIAL BUILDING	LOCATION 876 Dennison Avenue Columbus, Ohio 43201	SHEET TITLE PROPOSED SITE PLAN	FIRM NAME AND ADDRESS REC INC. 1000 N. 10th St. Columbus, Ohio 43201 (614) 266-1111 (614) 266-1112	OWNER'S NAME [Blank]	REVIEWED BY [Blank]	
						DATE [Blank]	



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Reza Reyazi
of (COMPLETE ADDRESS) 4374 Kendale Rd Columbus OH 43220
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Elaine Hostetler 4374 Kendale Rd Columbus OH 43220

Reza Reyazi 4374 Kendale Rd Columbus OH 43220

SIGNATURE OF AFFLIANT

Sworn to before me and signed in my presence this 6th day of February, in the year 2017

Melissa Ray
SIGNATURE OF NOTARY PUBLIC

2/7/18
My Commission Expires

Notary Seal Here



MELISSA RAY
Notary Public, State of Ohio
My Commission Expires 2/7/18

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer